PETITICA FOR ZONING VALIANCE 84-59-9 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3 B.3. (103.3 & 1A00.3.B.3.) to allow a 32 foot side yard setback instead of the required 12 foot. (See Variance No. 83-209-A)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

House under construction and garage is too small to accommodate cars and storage.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser Legal Owner(s): Arthur A. Stoller (Type or Print Name) **IFCRON** DIS HISTO Sandy H. Stoller Attorner for Petitioner: 4009 Sanlee Road Type or Print Name) Phone No. Randallstown, Md. 21133 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this ____ of June, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltin re County, in two newspapers of general circulation throughout Baltimore County, that property be sted, and that the public hearing be had before the Zoning County, on the _____24th ____ day of __August ____, 19.83__, at 10:30 o'clock

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

FOR

0

July 22, 1983

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #268 (1982-1983) Property Owner: Arthur H. & Sandy H. Stoller S/WS Ridge Valley Drive 212.56' N/W from centerline of Falling Brook Court Acres: 45,454 sq. ft. District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

General:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Item 126 (1982-1983) are referred to for your

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 268 (1982-1983).

> ROBERT A. MORTON, P.E., Chier Bureau of Public Services

RAM: EM: FWR: SS

S-NW Key Sheet 56 4 57 NW 20 Pos. Sheets NW 14 & 15 E Topo 50 Tax Map

Attachment

RE: PETITION FOR VARIANCE SW/S Ridge V lley Dr., 212.56' NW of Falling Brook Ct., 8th District

OF BALTIMORE COUNTY

BEFORE THE ZONING COMMISSIONER

Case No. 84-59-A ARTHUR H. STOLLER, et ux, Petitioners

::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 1st day of August, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. Arthur H. Stoller, 4009 Sanlee Road, Randalistown, MD 21133, Petitioners.

John W. Hessian, III

February 1, 1983

or. William F. Harmond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #126 (1982-1983) Property Owner: Landmark Construction Co., Inc. S/NS Ridge Valley Dr. 212.56' N/W from centerline of Falling Brook Ct. Acres: 150.22/150.00 X 301.86/306.36 District: 3th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Cormittee in connection with the subject

Ceneral:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Morks Agreement 87504 executed in conjunction with the development of Green Valley North, of which this property is a part.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Patitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 126 (1982-1983).

> Very truly yours, ISIGNED HOBIGHT & WONTON PORERT A. CORTON, P.E., Chief Pureau of Public Services

Partina in Military

S+41 May Sheet 56 & 57 41 20 Pos. Sheet W 14 & 15 E Pos. Sheets 50 Tax Han

BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

W.C...C....ED ------

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 11, 1983

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 2120

Chairman

Randallstown, Maryland 21133 Nicholas B. Commodari

RE: Item No. 268 - Case No. 84-59-A Petitioner - Arthur H. Stoller, et ux

Variance Petition

The Zoning Plans Advisory Committee has reviewed the

Dear Mr. & Mrs. Stoller:

4009 Sanlee Road

Mr. & Mrs. Arthur H. Stoller

Bureau of plans submitted with the above referenced petition. The Department of following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on Bureau of Health Department

this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations Project Planning as to the suitability of the requested zoning. Building Department In view of your proposal to amend the previous variance (Case No. 83-209-A), which allowed side yard setbacks of 42 feet, by building closer to the northerly Board of Education Zoning Administratio Industrial

property line, this additional hearing is required. Enclosed are all comments submitted from the members of the Committee at this time that offer or request infor-

mation on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly. Very truly yours,

Tichalas D. Connocin Le NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:bsc Enclosures

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550 STEPHEN E. COLLINS DIRECTOR

July 28, 1983

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. 258,260,261,262,263,264,265,266, and (268) ZAC of June 14, 1983 Property Owner: Location: Existing Zoning: Proposed Zoning:

Acres: District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 258, 260, 261, 262, 263, 264, 265, 266, and 268.

> Michael S. Flanigan Traffic Engineer Assoc. II

MSF/ccm

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Zoning Item # 268, Zoning Advisory Committee Meeting of Tune 14, 1733

Property Owner: Arthur H. + Sandy H. Steller

Location: SW/s Ridge Valley Drive District 8+H

Water Supply ___ Private ___ Sewage Disposal __ private COMMENTS ARE AS FOLLOWS:

() Frior to approval of a Building Permit for construction, renovation and/or

installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

() Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

() A permit to construct from the Division of Air Pollution Control is required

for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere. () A permit to construct from the Division of Air Pollution Control is required

for any charbroiler operation which has a total cooking surface area of five (5) square feet or more. () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and

specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval. () Prior to any new construction or substantial alteration of public swimming

pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support

() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Pursuant to the advertisement, posting of property, and public hearing on the Petrica and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petirt ner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should , should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this

---, 19----, that the herein Petition for Variance(s) to permit

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, TO____Zoning Commissioner

Date____July 29, 1983

Norman E. Gerber, Director FROM Office of Planning and Zoning

SUBJECT Zoning Petition #84-59-A Arthur H. Stoller, et ux

There are no comprehensive planning factors requiring comment on this petition.

Office of Planning and Zoning

NEG:JGH:s1

Zoning Item # 26.8 Page 2 () Any existing underground storage tanks containing gascline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Soil percolation tests have been conducted.

The results are valid until <u>Acril 21 1956</u>

Revised plans must be submitted prior to approval of the percolation Price to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

In accordance with Section 13-117 of the Baltimore County Code, the water well yield test

() shall be valid until JAN. 13,1736

is not acceptable and must be retreted. This must be accomplished prior to conveyance of property c pproval of Building Permit () All roads and parking areas should be surfaced with a dustless, bonding () No health hazards are anticipated. (I) Others The main house has already been communed. The proposed addition will not interfere with the sewage disposal area as indicated on the plet lan J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON MARYLAND 21204-2586

PAUL H. REINCKE CHIEF

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

> Attention: Nick Commodari, Chairman 2oning Plans Advisory Committee

RE: Property Owner: Arthur H. and Sandy H. Stoller

Location: SW/S Ridge Valley Drive 212.56' N/W from centerline of Falling Brook Court

September 15, 1983

Item No.: 268

Zaning Agenda: Meeting of June 14, 1983 Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department. () 4. The site shall be made to comply with all applicable parts of the

Fire Prevention Code prior to occupancy or beginning of operation. (X) 5. The buildings and structures existing or proposed on the site shall

comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time. REVIEWER: Cat 1 2 1/4 9-19-12 Noted and Selege M Wegand Fire Provention 3

Special Inspection Division

JK/mb/cm

TED ZALESKI JR. DIRECTOR Nr. Villiam E. Rammond, Zoning Commissioner Office of Flarming and Zoning County Office Building Towers, Haryland 21204

Comments on Item # 268 Zoning Advisory Committee Meeting June 14, 1983 are as follows:

Property Owner: Arthur H. & Sandy H. Stoller Location: SW/S Ridge Valley Dr. 212.56' N.W. from centerline of Falling Brook Court Proposed Zoning: R.C. 5
Proposed Zoning: Variance to permit a sideyard setback of 32' in lieu of the required 42' (see Case #83-209-A). Acres: 45.454 sq. ft. District: 8th

June 21, 1983

All structure shall conform to the Baltimore County Building Code 1981/ Council Bill b-82

B. A building/and other miscellaneous permits shall be required before beginning construction.

Residential: Three sets of construction drawings are required to file a permit

Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application. E. An exterior wall erected within 6'0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot lines. A firewall is required if construction is on the lot line, See Table 401, line 2, Section 1407 and Table 1402.

F. Hequested variance conflicts with the Baltimore County Building Code,

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

HOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to

be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204 Charles & Sumbon

Charles E. Burnham, Chief Plans Review

IN RE: PETITION ZONING VARIANCE SW/S Ridge Valley Dr., 212.56' NW of Falling Brook Ct., 8th District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Arthur H. Stoller, et ux, Petitioners

Case No. 84-59-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

* * * * *

The Petitioners herein request a variance to permit a side yard setback of 32 feet instead of the required 42 feet. The purpose of their request is to enable the Petitioners to expand their garage which opens to the side yard and permit the parking of automobiles therein.

The Petitioners Arthur H. and Sandy H. Stoller appeared and testified on their own behalf. There were no protestants.

Testimony indicated, and was uncontested, that the placement of the garage to the side of the house and its garage doors facing to the side were an integral part of the plans of the home, which is still in the process of being completed by the contractor. This home is a custom built building, as is each of the homes in the neighborhood. In addition, there are no homes in the area which have entrances into their garages from the front. The contractor due to mistakes on his part built the garage smaller than called for by the plans, and consequently the width and depth of the garage were not satisfactory in that an average size car could not be parked in the existing garage. The cars would be too long and the garage doors (there are two distinct doors) could not be closed without striking the cars . The Petitioners testified that it would not be possible at this time to locate the garage doors in the front (which would conflict with the neighborhood) nor re-locate the driveway which

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland 21204

Towson, Maryland - 21204

Date: June 13, 1983

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue

Z.A.C. Meeting of: June 14, 1983

RE: Item No: 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268) Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no effect on student population.

Very truly yours Department of Planning

WNP/bp

already exists and which leads to the existing entrance to the garage, as is more fully described in the site plan introduced as Petitioners' Exhibit 1. In addition, even if possible to re-locate the driveway and garage entrance, the depth and width would still be inadequate and make it impossible to use the garage for its intended purpose.

The homes in the area are valued at \$200,000 and more, and all custom built. Each of the homes would be adversely affected if the attempt to move the driveway and entrance to the garage occurred. At present the garage is not fit for its intended use, and the Petitioners are requesting a 32 foot setback instead of the current 42 feet. This variance would allow for the Petitioners to extend the garage by 10 feet and provide sufficient space for the parking of cars within and provide some storage space within as well.

This property has had a variance granted previously which allowed a 42 foot side yard setback instead of the then required 50 feet. The variance herein requested would effect only the side yard faced by the

Petitioners seek relief from Section 1A04.33.3 (103.3 & 1A00.3.B.3), Baltimore County Zoning Regulations, pursuant to Section 307, BCZR.

It is clear from the testimony that if the variance was to be granted, Esuch use and proposed would not be contrary to the spirit of the regulations, and would not result in substantial detriment to the public good. After due consideration of the testimony and evidence presented, it is

clear that a practical difficulty or unreasonable hardship would result if the instant variance was not to be granted. It has been established that the requirements the Petitioners seek relief from here would unduly restrict

Beginning for the same two courses and distances from the BALTIMORE COUNTY OFFICE OF PLANNING & ZONING intersection formed by the centerline of Falling Brook Court with the the use of the land due to the special conditions sique to this particular PETITION FOR VARIANCE TOWSON, MARYLAND 21204 494-3353 parcel. In addition, the variance requested will not be detrimental to centerline of Ridge Valley Drive (1) North 38 degrees 54 minutes 8th Election District ARNOLD JABLON ZONING COMMISSIONER the public health, safety and general welfare. 46 seconds West 212.56 feet along the centerline of the said Ridge Valley ZONING: Petanon for Variance Pursuant to the advertisement, posting of the property, and public Drive (2) South 51 degrees 05 minutes 14 seconds West 25.00 feet thence LOCATION: Southwest side of Ridge Valley Drive, 212.56 ft. Northwest hearing on this Petition held, and for the reasons above given, the variance August 11, 1983 of Falling Brook Court South 51 degrees 05 minutes 14 seconds West 301.86 feet thence requested should be granted. DATE & TIME: Wednesday, August 24, 1983 at 10:30 A.M. North 38 degree . 57 minutes 46 seconds West 150.00 feet thence Therefore, IT IS CREERED by the Zoning Commissioner of Baltimore County, M: & Mrs. Arthur H. Stoller PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake North 51 degrees 05 minutes 14 seconds East 306.36 feet thence by a this ______day of August, 1983, that the Petition for Variance to permit 4009 Sanlae Road Avenue, Towson, Maryland Randallstown, Maryland 21133 a side yard setback of 32 feet instead of the required 42 feet be and is curve to the left having a radius of 400 feet for an arc length of 59.22 feet The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Re: Petition for Variance Regulations of Baltimore County, will hold a public hearing: hereby granted, from and after the date of this Order, subject to the thence South 38 degrees 54 minutes 46 seconds East 91.00 feet to the SW/S Ridge Valley Dr., 212.56' NW of Falling Brook Ct. Petition for Variance to allow a 32 ft. side yard setback instead following: place of beginning. Containing 45454 square feet more or less. Caso No. 84-59-A of the required 42 ft. 1. The Petitioners may apply for their building permit, and be Being all of lot 9, Section 3, Green Valley North in Liber 40 granted same upon receipt of this Order; however, Petitioners Dear Mr. & Mrs. Stoller: The Zoning Regulation to be excepted as follows: are hereby made aware that their proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to Section 1A04.3B.3 (103.3 & 1A00.3B.3) - side yard setback in an R.C. 5 zone This is to advise you that \$65.95 is due for advertising and posting of the above property. This fee must be paid before an Order is issued. All that parcel of land in the Eighth District of Baltimore County to return, and be responsible for returning, said property Please make the check payable to Baltimore County, Maryland, and to its original condition. ORDER RECEIVED FOR remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing. Zoning Commissioner of Baltimore ARNOLD JABLON ng Commissioner DATE No. 119476 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Being the property of Arthur H. Stoller, et ux, as shown on plat plan filed with the Zoning Department. Hearing Date: Wednesday, August 24, 1983 at 10:30 A.M. RECEIVED Arthur H. Stoller Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, 'Advertising & Posting Case #84-59-A Towson, Maryland BY ORDER OF ARNOLD JABLON C 053*****659510 4184A ZONING COMMISSIONER OF BALTIMORE COUNTY VALIDATION OR SIGNATURE OF CASHIER Mr. & Mrs. Arthur H. Stoller 4009 Sanloe Road BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 July 27, 1983 Randallstown, Md. 21133 LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC. Mr. & Mrs. Arthur H. Stoller Westminster, Md., ...August...49.83..... P 0 No. 46769 4009 Sanlee Road ARNOLD JABLON ZONING COMMISSIONER Randalistown, Maryland 21133 BALTIMORE COUNTY OFFICE OF PLANNING & ZONING THIS IS TO CERTIFY that the annexed .Pet. .. For .. Variance NOTICE OF HEARING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 August 25, 1983 Re: Petition for Variance SW/S of Ridge Valley Drive, 212.56 ft. Carroll County Times, a daily newspaper published NW of Falling Brook Court Your petition has been received and accepted for filing this lath day of June, 1983. in Westminster, Carroll County, Maryland Case No. 84-59-A South Carroll Herald, a weekly newspaper published in Eldersburg, Carroll County, Maryland Community Times, a weekly newspaper published TIME: 10:30 A, M. in Reisterstown, Baltimore County, Maryland. Mr. and Mrs. Arthur H. Stoller DATE: Wednesday, August 24, 1983 LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC. 4009 Sanlee Road Randallstown, Maryland 21133 Zoning Commissioner PLACE: Room 106, County Office Building, 111 West Chesapeake Petitioner Arthur H. Stoller, et Beceived by: Micholas B. Commodari RE: Petition for Variance SW/S of Ridge Valley Dr., 212.56 Avenue, Towson, Maryland NW of Falling Brook Ct. - 8th Attorney PETITION FOR VARIANCE 5th Election District Chairman, Zoning Plans Advisory Committee Election District ZONING: Petition for Variance
LOCATION: Southwest side
Ridge Valley Drive, 212.56 ft.
Northwest of Falling Brook Court
DATE & TIME: Wednesday, August 24, 1963 at 10:30 A.M. Arthur H. Stoller, et ux - Peti-CERTIFICATE OF PUBLICATION NO. 84-59-A (Item No. 268) Dear Mr. and Mrs. Stoller: PUBLIC HFARING: Room 108
County Office Building, 111 W
Chesapoake Avenue, Towsen,
Maryland I have this date passed my Order in the above captioned matter in accordance TOWSON, MD., _____August L____, 1983__ with the attached. The Zoning Commissioner of Bal-timore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public THIS IS TO CERTIFY, that the annexed advertisement was Very truly yours, arnold Jablon (me) Petition for Variance to allow a 32 ft. side yard setback instead of the required 42 ft.

The Zoning Regulation to be excepted as follows:
Section 1A04.3B.\$ (108.\$ & 1A00.3B.

)---side yard setback in an R.C.
5 sone CERTIFICATE OF POSTING published in THE JEFFERSONIAN, a weekly newspaper printed ZONING DEPARTMENT OF BALTIMORE COUNTY and published in Towson, Baltimore County, Md., xonce in xeach of Baltimore County Zoning Commissioner of one time xeconstructure before the 24th 5 some
All that parcel of land in the
Eighth District of Baltimore Coun-BALTIMORE COUNTY, MARYLAND No. 117970 Eighth District of Baltimore County

Beginning for the same two courses and distances from the intersection formed by the centerline of Falling Brook Court with the centerline of Ridge Valley Drive (1)

North 36 degrees 54 minutes 45 seconds West 212.56 feet along the centerline of the said Ridge Valley Drive (2) South 51 degrees 05 minutus 14 seconds West 25.00 feet thence South 31 degrees 05 minutus 14 seconds West 301.96 feet thence North 35 degrees 37 minutes 46 seconds West 150.00 feet thence North 51 degrees 45 minutes 14 seconds East 205.36 feet thence by a curve to the left having a radius of 408 feet for an arc length of 59.22 feet thence South 35 degrees 54 minutes 46 seconds East 31.00 feet to the place of beginning. Containing 45454 square feet more or less.

Being all of lot 9, Section 3, Green Valley North in Liber 40 folio 60. OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Attachments Posted for:

Petitioner: Osthur H Stollar et ux

Location of property: Sh/S Ridge Valley Ps. 212.56' NW of

Falling Broth Court

Location of Signs: SW side of Ruly Valley Price approx 275

NW of Falling Broth Court cc: John W. Hessian, III, Esquire ACCOUNT R-01-615-000 People's Counsel THE JEFFERSONIAN, FOR Film fee for 11-m 26x Stoller Cost of Advertisement, \$ 24.50 19 Auth Date of return: August 12 1953 6 040******35DG:6 8062A Being the property of Arthur H. Stoller, et ux, as shown on plat plan filed with the Zoning Depart-Hearing Date: Wednesday, Aug-ust 24, 1963 at 10:30 A.M. Public Hearing: Room 108, County Office Building, 111 W. Chesepeake Avenue, Towson, Maryland. By Order Of ARNOLD JABLON,

11. 9 164

